

5950 Luckett Court

City of El Paso — City Plan Commission — 08/23/2018



PZDS18-00023

Detailed Site Plan

STAFF CONTACT: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

OWNER: Esmail & Rosalinda Panahi

REPRESENTATIVE: Dale K. Kenney, Banes General Contractor Inc.

LOCATION: 5950 Luckett Court, District 1

LEGAL DESCRIPTION: Portion of Lot 1, Block 1, Miramonte Industrial Park Unit Replat A, City of El Paso, El Paso County, Texas

EXISTING ZONING: P-I/sc (Planned Industrial/special contract)

REQUEST: Detailed Site Development Plan

RELATED APPLICATIONS: N/A

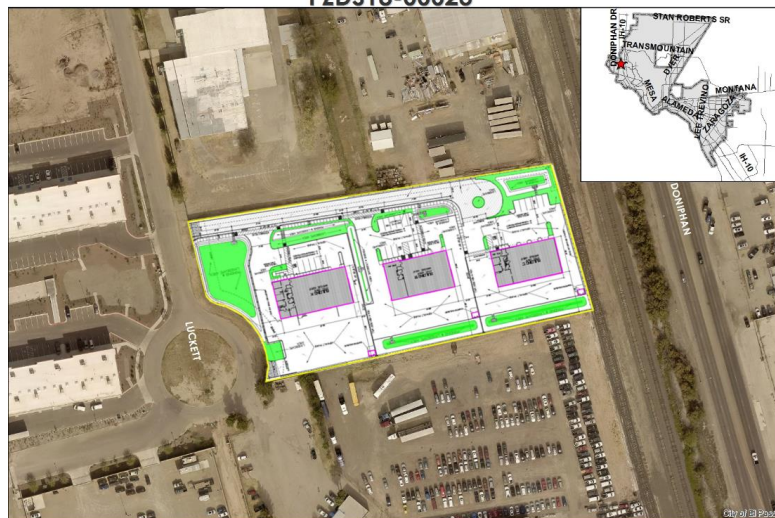
PUBLIC INPUT Detailed site development plan does not require public notification as per Section 20.04.520, Notice of El Paso City code.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The request is for a detailed site development plan review as required by Section 20.04.150 of the El Paso Municipal Code. A detailed site development plan is required for any new development in a Planned Industrial zoning district. The detailed site plan proposes three office warehouses. The property is 3.36 acres in size and is currently vacant.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.10.420 and Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the industrial development in the area. New office warehouses will not have a negative impact on its surrounding neighborhood. The proposed development is compliant with the G-7, Industrial and/or Railyards land use designation of Plan El Paso, the City's Comprehensive Plan, and the Northwest Planning Area.

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DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located at 5950 Lockett Court. The detailed site development plan proposes the construction of three office warehouses. Building A consists a 1,580 sq. ft. office and 5,320 sq. ft. warehouse, Building B consists of a 1,579 sq. ft. office and 4,421 sq. ft. warehouse and Building C consists of 1,430 sq. ft. office and 4,486 warehouse. Proposed elevations reflect 20 and 23 ft. of structure height. The development requires a minimum of 12 parking spaces and a maximum of 15 parking spaces. The applicant is providing 26 parking spaces and 9 bicycle spaces and will be providing additional landscaping as required by the El Paso City Code. The development complies with the minimum landscape area requirements of the Title 18.46. Access to the subject property is through Lockett Court.

Upon annexation the subject property was zoned to I-D (Industrial-District) by Ordinance 4926 on September 14, 1972, which included a special contract (see attachment 6). The contract included platting, drainage improvements, and railroad improvements conditions. The conditions for platting and railroad improvements have been complied with. The condition for approval of drainage plans before building permits will be addressed at the building permits stage and is not a requirement for this case. The property was subsequently rezoned to its current zoning of P-I (Planned-Industrial) by Ordinance No. 6725 approved on September 25, 1979 (see attachment 7).

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-7- Industrial and/or Railyards</u> This sector applies to industrial parks, large freestanding industrial uses. Refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use communities if the rail yards were moved out of town.	Yes, the surrounding properties are all primarily office warehouses.
ZONING DISTRICT	DOES IT COMPLY?
<u>P-I (Planned-Industrial) District</u> The purpose of this district is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. The regulations of the district are designed so that all operations and activities, specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.	The planned industrial area along Lockett street consists of different types of businesses that include vehicle storage, trucking companies and a food manufacturing plant.

POLICY	DOES IT COMPLY?
1.9.2: Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.	The proposed development is expanding and constructing another office warehouse down the street from one of their primary locations.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 146,361.6 sq. ft. (3.36 acres), the P-I (Planned Industrial) district requires a 15 ft. front setback and 25 ft. rear and side setback when abutting residential development which the proposed development meets. An Office warehouse is a permitted use in a P-I zone.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the P-I District is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land uses by performance, appearance, and general operating characteristics. The proposed development is consistent with the surrounding planned-industrial development and will not have a negative impact on its surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso code.

STAFF COMMENTS: No objections to proposed Detailed Site Development Plan. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

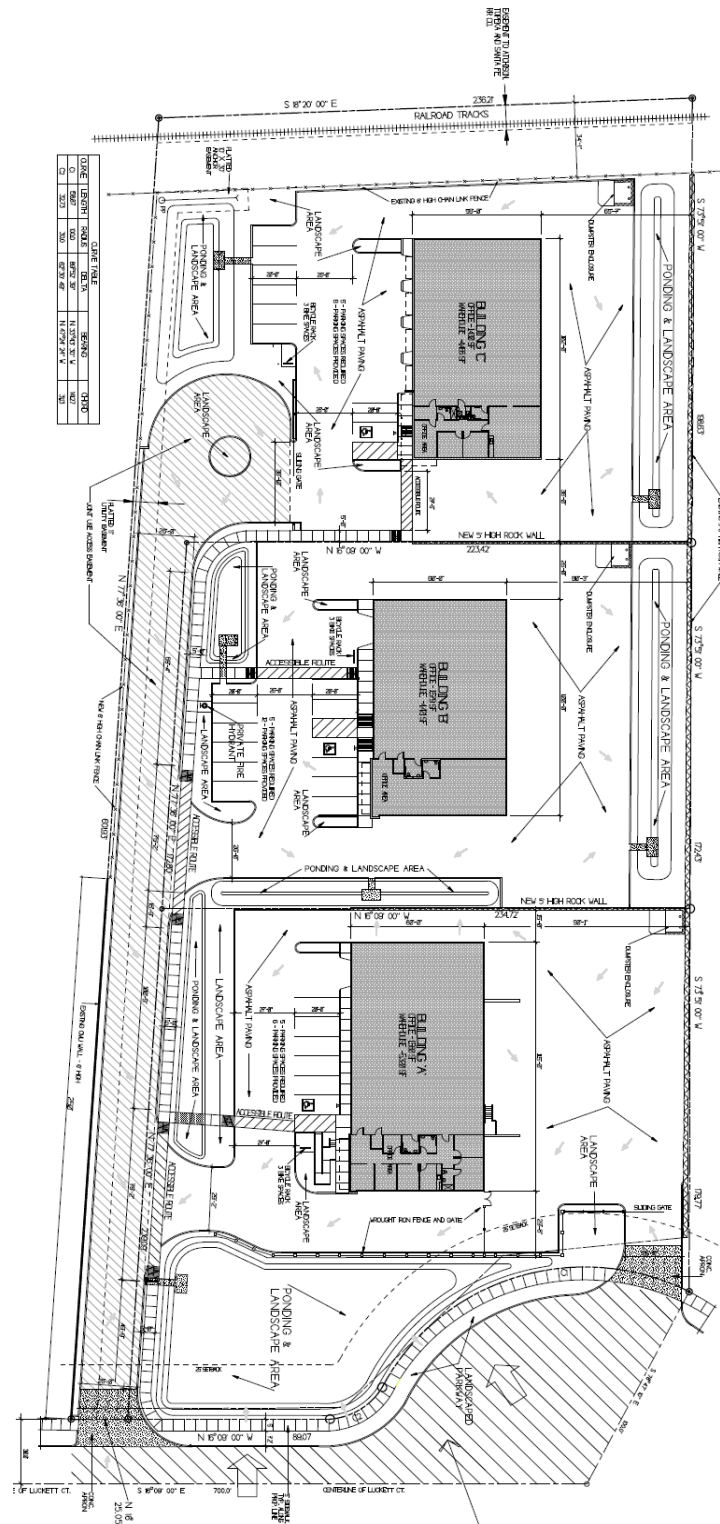
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Special Contract
7. Ordinance No. 6725

ATTACHMENT 1

Detailed Site Development Plan



ATTACHMENT 2

Elevations



BUILDING 'A'



BUILDING 'B'

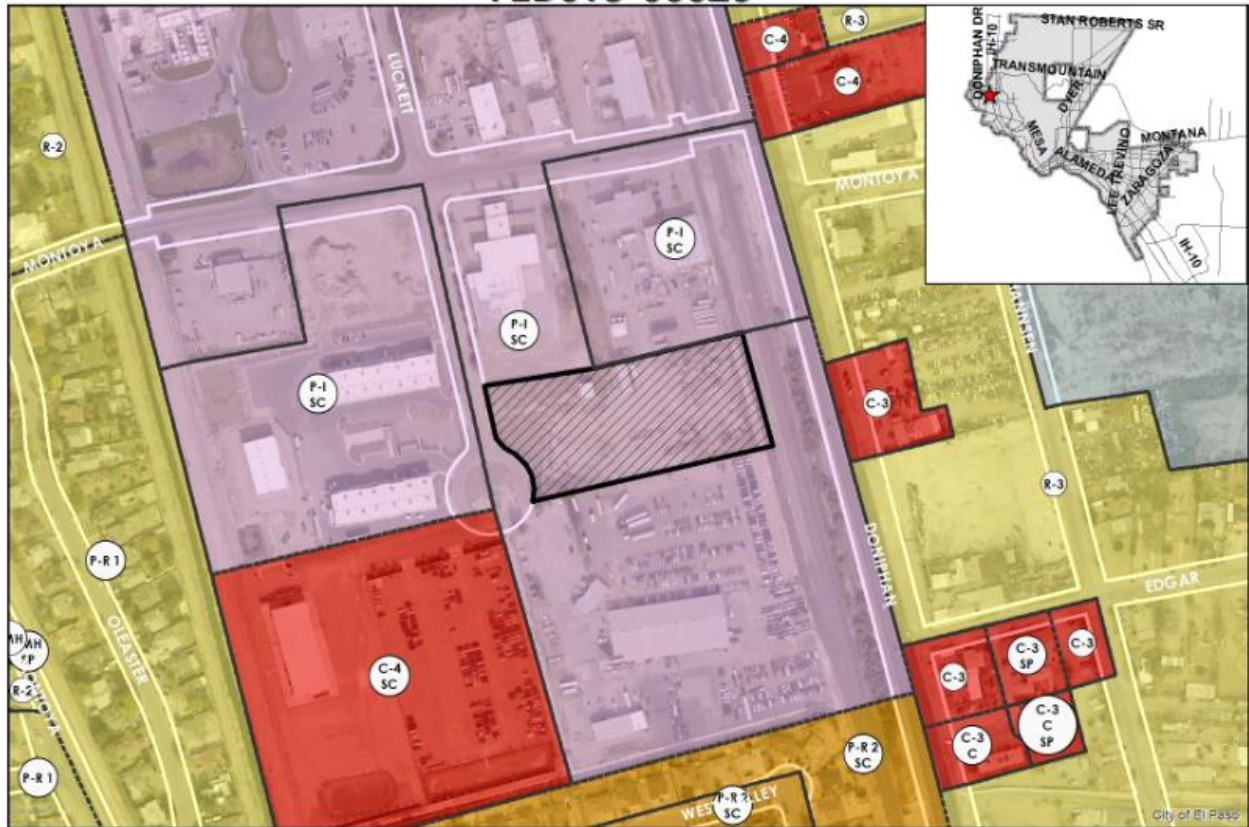


BUILDING 'C'

ATTACHMENT 3

Zoning Map

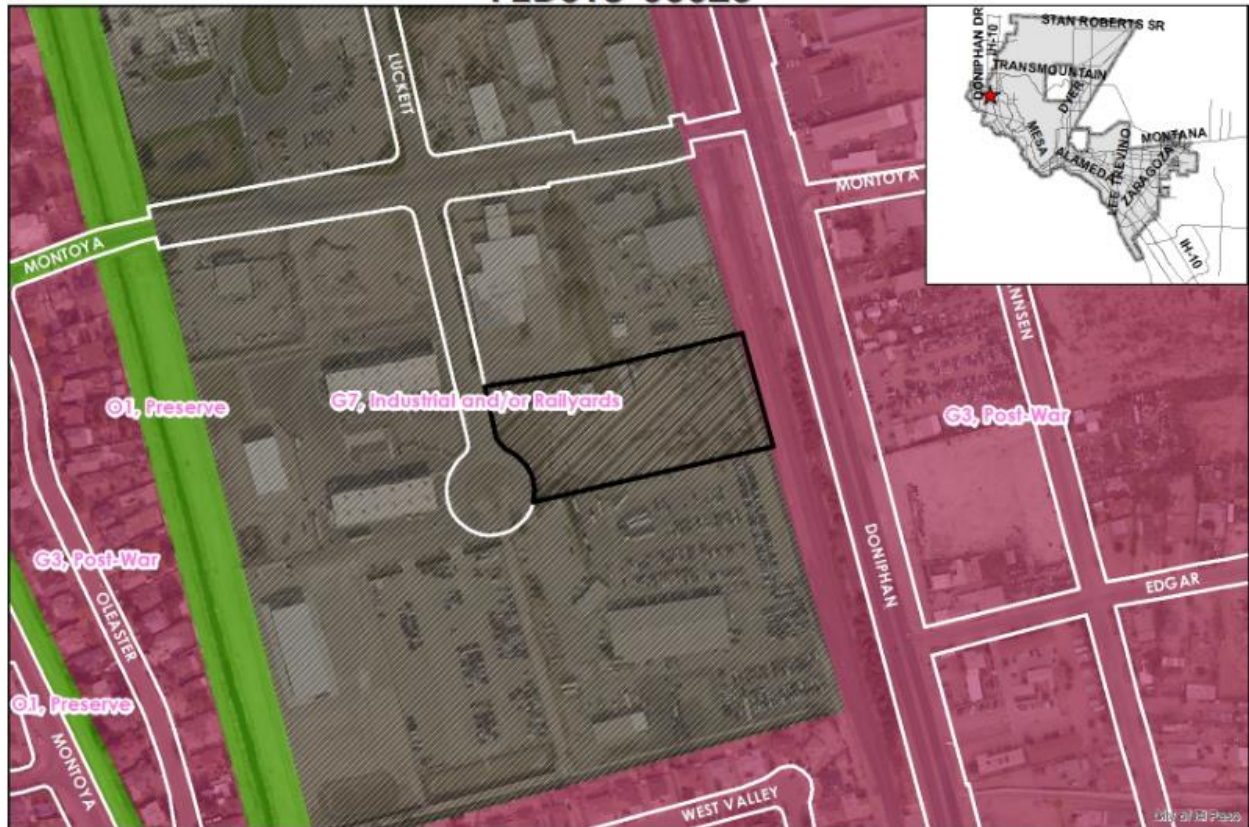
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ATTACHMENT 4

Future Land Use Map

PZDS18-00023



ATTACHMENT 5

Department Comments

Planning and Inspections Department – Plan Review

Recommend approval.

Planning and Inspections Department – Land Development

No objections to the proposed detailed site development plan.

Fire Department

Recommend approval.

Police Department

No comments received.

Sun Metro

No objections.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Water

There is an existing 8-inch diameter water main that extends along the eastside of Lockett Ct., approximately 20-feet west of and parallel to the eastern right-of-way line of Lockett Ct. This water main is available for service.

EPWater records indicate no existing services to the subject property.

Previous water pressure readings conducted on fire hydrant number 5229 located along Lockett Ct. approximately 540 feet south of Montoya Rd. have yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 68 psi, discharge of 1,404 gallons per minute (gpm).

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Lockett Ct., approximately 25-feet east of and parallel to the western right-of-way line of Lockett Ct. This sanitary sewer main is available for service.

General

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water - Stormwater

We have reviewed the property described above and provide the following comments:

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current City Ordinance.

2. Miramonte Industrial Park Unit 1, where this property originated, requires all lots within this subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. Proposed ponding area shown, shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

TXDOT

Development is not abutting TxDOT Right of Way.

ESD

Waste container storage areas should be indicated on the DSP, and must comply with approved surface, accessibility for vehicle access and screening standards (El Paso Code 20.14.210)

Texas Gas Service

No comment.

ATTACHMENT 6

Special Contract dated September 14, 1972

CONTRACT

This contract, made this 12th day of September, 1972, by and between the Santa Fe Land Improvement Company, a California corporation, First Party; Milton D. Feinberg and Stephen L. Feinberg, Second Parties; and the City of El Paso, Third Party, witnesseth:

(1) First Party is the owner of the hereinafter described land, situated in El Paso County, Texas, and Second Parties have an option to purchase the land, which is now under interim zoning:

Parcel 1:

Tract 3, Block 6, Upper Valley Surveys, more particularly described as: beginning at the northwest corner of Tract 3, Block 6 of the Upper Valley Surveys, said corner being the point of intersection of the southerly right of way line of Redd Road with the easterly right of way line of the Montoya Drain;

Thence North 89° 55' East along said southerly right of way line a distance of 2690.20 feet to the northeast corner of said Tract 3 being on the west line of the Rio Grande, El Paso, and Santa Fe Railroad right of way;

Thence South 18° 20' East along said westerly right of way line a distance of 138.30 feet;

Thence South 0° 10' West a distance of 376.40 feet to the southeast corner of said Tract;

Thence west along the southerly boundary of said Tract a distance of 2737.90 feet to its southwest corner being on said easterly right of way line;

Thence North 0° 40' East along said easterly right of way line a distance of 503.50 feet to the point of beginning, said parcel containing 31.692 acres of land, more or less.

Parcel 2:

Tracts 4, 5, 6, 7, 8 and 24, Block 6, Upper Valley Surveys, more particularly described as:

Beginning at the southeast corner of Tract 4, Block 6 of the Upper Valley Surveys, said corner being the point of intersection of the northerly right of way line of Redd Road with the westerly line of the Rio Grande, El Paso, and Santa Fe Railroad right of way;

Thence South 89° 55' West along said northerly right of way line a distance of 2676.80 feet to the southwest corner of said Tract 4, being on the easterly right of way line of the Montoya Drain;

Thence North 0° 40' East along said easterly right of way line a distance of 808.10 feet to the southwest corner of Tract 5 of said Block 6;

Partial Release of Restrictions - 3-3-77

Ord 7926

Case 122-3376

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Thence North 16° 42' East continuing along said easterly right of way line a distance of 874.00 feet to the northwest corner of said Tract 5;

Thence North 17° 52' East continuing along said easterly right of way line a distance of 659.00 feet;

Thence continuing along said easterly right of way line North 10° 24' East a distance of 197.80 feet;

Thence North 4° 06' West continuing on said easterly right of way line a distance of 196.00 feet;

Thence continuing along said easterly right of way line North 18° 24' West a distance of 1758.90 feet to the northwest corner of Tract 3 in said Block 6 being at the point of intersection of said easterly right of way line of the Montoya Drain with the southerly right of way line of a road (40 feet right of way);

Thence North 77° 36' East along said southerly right of way line a distance of 1153.04 feet to its intersection with the west boundary of Tract 24 of said Block 6;

Thence North 18° 20' West along said west boundary a distance of 141.50 feet to the northwest corner of said Tract 24;

Thence North 71° 40' East along the north boundary of said Tract 24 a distance of 100.00 feet to its intersection with said westerly right of way line and being the northeast corner of said Tract 24;

Thence South 18° 20' East along said railroad's westerly right of way line a distance of 4994.40 feet to the point of beginning, said parcel containing 179.218 acres of land, more or less.

Parcel 3:

Tracts 1 and 2, Block 12, Upper Valley Surveys, more particularly described as:

Beginning at the northeast corner of Tract 1, Block 12 of the Upper Valley Surveys, said corner being on the westerly line of the Rio Grande, El Paso & Santa Fe Railroad right of way;

Thence South 18° 20' East along said westerly right of way line a distance of 504.5 feet;

Thence South 71° 40' West a distance of 100.00 feet;

Thence South 18° 20' East a distance of 99.3 feet to a point on the northerly right of way line of a road (40' right of way);

Thence South 77° 36' West along said northerly right of way line a distance of 1154.60 feet to the southwest corner of Tract 2 of said Block 12 being on the easterly right of way line of the Montoya Drain;

Thence North 18° 24' West along said easterly right of way line a distance of 983.00 feet to the northwest corner of said Tract 2;

Thence South 89° 48' East along the north boundary of said Tracts 1 and 2, being common to the south right of way line of a drain (70 feet right of way), a distance of 1316.70 feet to the point of beginning, said parcel containing 23.806 acres of land, more or less.

Parcel 4:

Tract 7B, Block 12, Upper Valley Surveys, more particularly described as:

Beginning at the northeast corner of Tract 7B, Block 12 of the Upper Valley Surveys, said corner being on the westerly line of the Rio Grande, El Paso, and Santa Fe Railroad right of way;

Thence South 18° 20' East along said westerly right of way line a distance of 1054.70 feet to the southeast corner of said Tract 7B;

Thence North 89° 48' West along the south boundary of said Tract 7B, being common to the north right of way line of a drain (70 feet right of way), a distance of 1318.12 feet to the southwest corner of said Tract being on the easterly right of way line of the Montoya Drain;

Thence North 17° 24' West along said easterly right of way line a distance of 1049.10 feet to the northwest corner of said Tract;

Thence South 89° 48' East along the north boundary of said Tract 7B a distance of 1298.10 feet to the point of beginning, said parcel containing 30.004 acres of land, more or less.

(2) Application has been made to the City of El Paso to zone the property herein designated as Parcel 1 as A-O, and Parcels 2, 3, and 4 as I-D. To remove certain objections to the proposed zoning First Party and Second Parties agree that if the property is zoned as proposed it will be subject to the following covenants and restrictions, and no building or structure will be constructed on the land unless such covenants and restrictions are complied with:

(a) The plat and the deed restrictions referred to in Section 25-32.1(F)(1) of the El Paso City Code shall be subject to approval by both the City Plan Commission and the City Council. (Platting of both parcels will be required.) *(This last sentence released from restrictions 3-3-77) as it applies to the A-O parcels on the I-D parcels*

(b) In addition thereto, the restrictions set forth in Exhibit A attached hereto shall be filed concurrently with the plat.

(c) The design of the facilities for drainage of the site shall be

subject to approval by both the City Engineer and the City Council, and such drainage facilities shall be constructed before or concurrently with the construction of any building or structure.

(3) First Party has obtained from the Atchison, Topeka and Santa Fe Railway Company a commitment to provide automatic crossing gates and flashing signals at three grade crossings, traffic over which may be affected by the proposed zoning; and as a further inducement to the City Council to adopt the proposed zoning, a contract with the railroad providing for such traffic protection will be filed herewith, as a part of this transaction.

(4) This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First and Second Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

(5) The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, except the restrictions in Exhibit A, which after they have been filed for record may be changed only as provided in paragraph XVI thereof.

Witness the following signatures and seals:

SANTA FE LAND IMPROVEMENT
COMPANY

by *D. C. Merrill*

LAND AND TAX AGENT

ATTEST:

D. C. Merrill
Asst. Secretary

Arlton D. Feinberg
Arlton D. Feinberg
Stephen L. Feinberg
Stephen L. Feinberg

ATTACHMENT 7

Ordinance No. 6725

6725

AN ORDINANCE ADOPTING A REVISED ZONING MAP OF THE CITY OF EL PASO, THE PENALTY BEING AS PROVIDED IN SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That pursuant to Section 25-8 of the El Paso City Code (Zoning District Maps - incorporated by reference) the following attached maps:
 - a) The map, consisting of sheets 1 to 62, inclusive, captioned "Official Zoning Map Series, City of El Paso, Scale 1" = 300'," and bound together with a title-index sheet;
 - b) The map, consisting of sheets 1 to 15, inclusive, captioned "Zoning Map Series Supplement, 1" = 600' series," and bound together with a title-index sheet;which maps are made a part of this Ordinance by reference, be and are hereby adopted as the Revised Zoning Map of the City, and shall supersede all prior maps and revisions thereof.
2. That the use districts and area districts shall be as shown on said map; and all notations, references and other information shown on said maps are hereby made a part of the Zoning Ordinance and shall be considered as much a part of the same as if the matters and information set forth by said map were all fully described therein. Except as otherwise provided in the Zoning Ordinance, no building shall be used, erected, or structurally altered, except in conformity with the regulations provided in the Zoning Ordinance for the use and area districts in which such building is located as shown by such revised map.

PASSED AND APPROVED this 28 day of September, 1979.

ATTEST:
[Signature]
City Clerk

[Signature]
Mayor

APPROVED AS TO FORM:
[Signature]
City Attorney

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